

1572-634

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KNOW ALL MEN BY THESE PRESENTS that we, EDWARD A. BUCK and  
MARION G. BUCK, husband and wife,

of Amherst, Hampshire County, Massachusetts  
for consideration paid, grant to MICHAEL J. WOLFF and SARA STARR WOLFF,  
husband and wife, as tenants by the entirety,

of 55 Home Avenue, Middletown, Connecticut with warranty covenants  
the land in Amherst, Hampshire County, Massachusetts, described :

That certain tract or parcel of land located in Amherst, Hampshire County, Massachusetts, off the westerly side of East Pleasant Street, being all of Lot #1 as shown on "Plan of Land of H. Ruth McIntire, Amherst, Massachusetts", dated October 1939, drawn by L.V. Loy, recorded in Hampshire County Registry of Deeds, Book of Plans 23, Page 47, and more particularly bounded and described as follows:

Beginning at an iron pin at the most southerly corner of the tract hereby conveyed, said iron pin being on the north-westerly line of a private way twenty (20) feet in width and at the southerly corner of Lot #1 as shown on said plan; thence running northeasterly along said private way ninety-nine (99) feet to an iron pin located about four (4) feet northeasterly from the iron pin at the most southerly corner of Lot #2 as shown on said plan; thence running westerly along land of Jay Henry Korson and Abigail Scott Korson two hundred and one (201) feet, more or less, to an iron pin set at the most south westerly corner of said Lot #2; thence continuing in a westerly direction along land now or formerly of Frederick M. Cutler one hundred (100) feet, more or less, to an iron pin set at the northwesterly corner of Lot #1 as shown on said plan; thence running southerly along land now or formerly of one Munson ninety-nine feet to an iron pin set at the southwesterly corner of said Lot #1; thence running easterly along land now or formerly of one Stone two hundred ninety-five and seven tenths (295.7) feet, more or less, to the iron pin at point of beginning.

Also hereby conveying to the grantees, their heirs and assigns, the right to use, in common with others having rights therein, for the purpose of passing and repassing on foot or with vehicles, a right-of-way over a private way twenty (20) feet wide running from land now or formerly of one Stone northeasterly to land now or formerly of the Massachusetts State College, as shown on said plan, said right-of-way being known as Pokeberry Ridge. Together with a similar right to use the right-of-way twenty (20) feet in width running from said Pokeberry Ridge easterly to East Pleasant Street over land formerly owned by William Glasgow and Frederick F. White, said right-of-way is more particularly designated on a plan entitled "Plan of Land of William Glasgow and Frederick F. White", surveyed by T.B. Slack, August 1939, recorded in Hampshire County Registry of Deeds, Book of Plans 23, Page 47, to which reference is made for further description of the same.

Also hereby conveying to the grantees, their heirs and assigns, the right to use, in common with others having rights therein, for the purpose of passing and repassing, a right-of-way over a passageway fifteen (15) feet wide beginning at a point approximately fifteen (15) feet easterly from the westerly line of Lot #3 as shown on said plan; thence running westerly over the southwesterly corner of said Lot #3 and continuing in a westerly direction over land now or formerly of H. Ruth McIntire and adjacent to land of said Cutler to land now or formerly of one Gunness; thence running northerly along said Gunness land approximately one hundred and ninety-eight (198) feet to Lot #5 as shown on plan recorded in Hampshire County Registry of Deeds, Plan Book 5, Page 35, and thence running westerly along the southerly portion of Said Lot #5 to Butterfield Terrace.

SEE  
BOOK 5376  
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Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

This conveyance is made subject to all rights-of-way and easements of record and the restrictions set forth in deed of the Commonwealth of Massachusetts to Charles N. Clark recorded in Hampshire County Registry of Deeds, Book 709, Page 481. 1572  
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This conveyance is made subject to the following restriction: That no more than two dwelling houses shall be erected upon the lot hereby conveyed.

For title see Book 1362, Page 368, in said Registry of Deeds.

Also, that certain tract or parcel of land situated in said Amherst, Massachusetts, and adjoining the above land of the grantors, bounded and described as follows:

Beginning at a point in the Westerly line of the roadway twenty (20) feet in width, known as Pokeberry Ridge, shown on a Plan entitled "Plan of Land of H. Ruth McIntire Mt. Pleasant, Amherst, Massachusetts," made by L.V. Loy, dated October 1939, recorded in Hampshire County Registry of Deeds in Plan Book 23, Page 47, said point being also at the southeasterly corner of the property of the grantors and in the northerly line of land now or formerly of one Stone; thence running northerly along the easterly line of said property of the grantors ninety-nine (99) feet to a point at the northeasterly corner of said property and at land of one Korson et ux; thence running easterly in a continuation in a straight line of the northerly line of the grantors property twenty (20) feet, more or less, to a point in the easterly line of said roadway; thence running southerly along said easterly line of said roadway and in a line parallel with and twenty (20) feet easterly from the easterly line of the grantors property ninety-nine (99) feet, more or less, to a point in the northerly line of said Stone property; thence running westerly along said Stone property twenty (20) feet, more or less, to the point of beginning, this last line being a continuation in a straight line of the southerly line of the grantors property.

This parcel of land is conveyed SUBJECT to any and all rights-of-way and easements which others may now have in and over the same and H. Ruth McIntire expressly excepts and reserves for herself and her heirs and assigns a right-of-way and easement to pass and repass on foot or with vehicles over said land, to be used for the benefit of H. Ruth McIntire and remaining property, situated on said Pokeberry Ridge.

This parcel is made SUBJECT to the following restriction to which the grantees covenant and agree for themselves and their heirs and assign, to conform, viz: During the period of thirty (30) years from the date of this deed the premises hereby conveyed shall be used solely for the purpose of a means of access to and egress from the homestead property of these grantees.

This restriction in the use of the premises hereby conveyed is a part of a common scheme established by deeds given by said H. Ruth McIntire to the grantors and other parties whose respective properties are located on said Pokeberry Ridge and it may be extended for additional twenty year periods in accordance with the provisions of Chapter 184 of the General Laws of Massachusetts.

Said H. Ruth McIntire also covenanted for herself and for her heirs and assigns that Pokeberry Ridge as shown on said plan shall be subject to this same restriction, that it shall be used for the period of thirty (30) years from date and any twenty (20) year extensions, solely for the purpose of access to and egress from the property which she now owns abutting on said way.

The restriction imposed upon the premises hereby conveyed shall run with the land and be enforceable for the benefit of any and all of the several homesteads.

This conveyance is subject to rights-of-way and easements of record.

For title, see deed of H. Ruth McIntire to the grantors recorded in said Registry of Deeds, Book 1511, Page 234.

The consideration for this conveyance is \$52,900.00.

Every deed presented for record shall contain or have address of the grantee. Failure to comply with this section deeds shall accept a deed for recording unless it is in con

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Executed as a sealed instrument this first day of June 1970

Edward A. Buck  
Marion G. Buck

The Commonwealth of Massachusetts

Hampshire

ss.

June 1, 1970

Then personally appeared the above named Edward A. Buck and Marion G. Buck

and acknowledged the foregoing instrument to be their free act and deed,

Before me, William E. Hassan

Notary Public

My commission expires February 9, 1973

June 1, 1970 at 3 o'clock & 41 mins. P.M. Rec'd, Ent'd & Exam'd.